

BRAD HEGGEN REALTY, INC.

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PROPERTY INFORMATION:

Address:	Sect 9, Twp 103, Range 24, Wells	Price: \$124,900
Lot size:	122 x 140	
Total Sq. feet:	2,400 per building	
Basement:	none	
Real estate taxes:	\$374 NHS ('17)	
Electric:	\$51/month	
Air conditioning:	none	
Heat:	radiant in south building	
Electric service:	breakers--200-amp in south building; 65-amp in north building	
Exterior:	metal	
Legal description:	Sect 09 Twp 103 Range 024 .39 AC A.L.: E 140' of 23	
Parcel number:	30.009.0340	
School district:	United South Central	
Listing agent/phone:	Lori Fette—cell: (507) 381-8183	

ROOM DIMENSIONS:

North Building:	40 x 60 square feet
South Building:	40 x 60 square feet

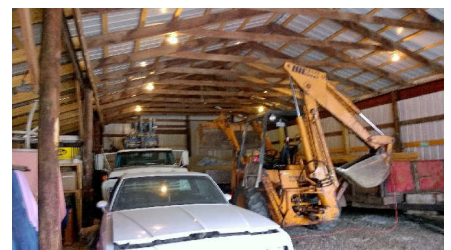
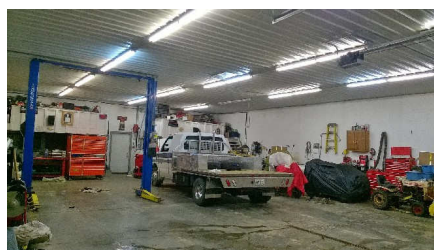
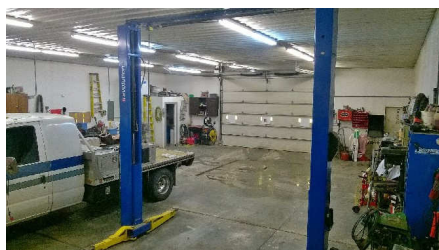
REMARKS:

This property, which includes two 40x60 metal buildings, offers tons of storage space.

The south building is heated and insulated with 30" of insulation in the ceiling and 8" of insulation in the 12' walls. It also has an 11'6" power overhead door. The electrical service is 200 amps. The hoist is negotiable. Water tank stays. No tools included.

The north building was re-done in 2013 and has an overhead door and a partial concrete floor. The electrical service is 65 amps.

This property is zoned residential and is located in the alley east of 4th Ave SE, Wells.



Information herein is deemed reliable, but not guaranteed.
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